LOT 3
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

LOCKHART SHARON A & DAVID
95067 BROOKHILL PLACE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-005A-0003-0000

BUILDING CHARACTERISTICS

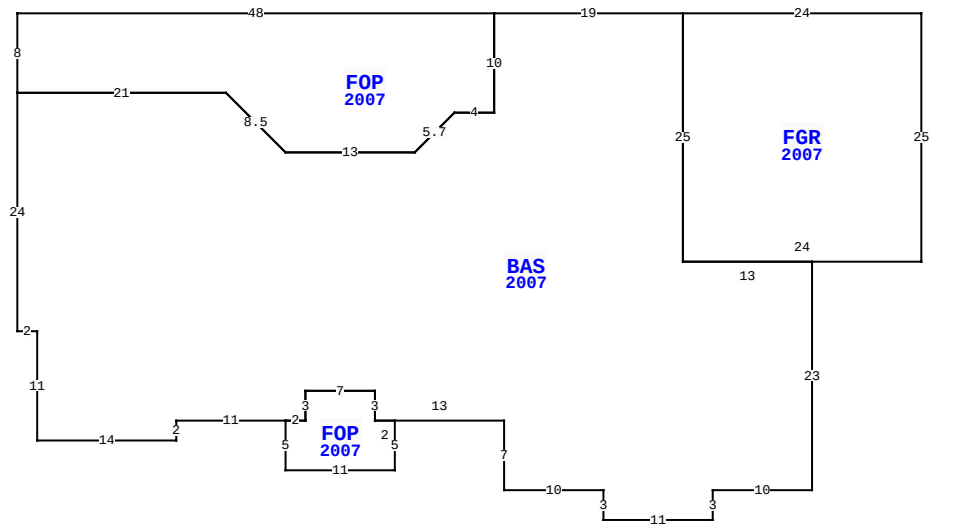
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,690	100	2007	2,690	552,524
FGR	600	55	2007	330	67,781
FOP	76	30	2007	23	4,724
FOP	504	30	2007	151	31,015
TOTALS	3,870			3,194	656,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,194	142.0774	224.48	716,989	2007	2007	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2023 Heated Area: 2690 HX Base Yr 2023



95067 BROOKHILL PL, FERNANDINA BEACH

BLD DATE	06/26/2007	RK	LGL DATE	05/09/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	2,395.00	SF	5.20	5.20	100	2007	2007	3	87	10,835	
2	1124	CB/STC 4"	0	100	0	0	40.00	SF	6.50	6.50	100	2007	2007	3	87	226	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		656,045
TOTAL MARKET OB/XF VALUE		11,061
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		762,106
SOH/AGL Deduction		146,469
ASSESSED VALUE		615,637
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		564,915
TOTAL JUST VALUE		762,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		752,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1801438	H/AC	1,500	02/01/2018
M11814	MECH OTHER	0	07/01/2006
P10970	OTHER	0	04/01/2006
E16891	ELEC OTHER	5,000	03/01/2006
C17222	CO ISSUED	0	02/01/2006
R08971	REPAIR/RRF	10,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0072	5/13/2022	WD	Q	I	02	800,000
GRANTOR: FAULK ERIC T & CASSAN						
GRANTEE: LOCKHART SHARON A &						
1313/1689	5/02/2005	WD	U	V		100,000
GRANTOR: KOLLAR BROS INC						
GRANTEE: FAULK ERIC T & CASS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W24 BAS=[YR=2007] W19 FOP=[YR=2007] W48 S8 E21 D6 R6 E13 U4 R4 E4 N10 $ S10 W4 D4 L4 W13 U6 L6 W21 S24 E2 S11 E14 N2 E11 FOP=[YR=2007] S5 E11 N5 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E13 S7 E10 S3 E11 N3 E10 N23 W13 N25 $ S25 E24 N25 $.

LAND DESCRIPTION

TOTAL OB/XF 11,061

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 01/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS